



Introducing
Moorgate Road,
Hindringham

SOWERBYS

Upon arrival to the cottage, prospective tenants are immediately welcomed into the traditional country style fitted kitchen. Home to an abundance of both cupboard and worktop units, the kitchen is perfect for those looking to display their culinary skills. The kitchen is offered with an electric cooker, under counter fridge and a washing machine.

A quaint open-plan dining area presents an ideal spot for both entertainment and reception throughout all times of the day. Flooded in natural light, the cosy sitting room, complete with an operational wood burner, providing an ambient heat, is a haven for unwinding and relaxing throughout the upcoming winter months.

Stairs in the sitting room lead to the first floor bedroom and bathroom accommodation.

The primary bedroom within the cottage is a generous double room benefitting from a fitted cupboard. The second bedroom, a single room again with a fitted cupboard could alternatively be utilised as an office/study for those working remotely. Complementing the bedrooms is a bathroom comprising an electric shower over bath, wash basin and WC.

Approached via a shared driveway, prospective tenants will find allocated parking for one vehicle. Further communal parking can be found within walking distance of the property. The beautifully landscaped enclosed garden features a low maintenance lawn, a timber structure storage shed, a dry wood store and a wealth of mature shrubbery. The garden enjoys an enchanting countryside aspect, providing the utmost tranquillity.

Available now on a part furnished basis.

HINDRINGHAM

Hindringham is a charming rural village, perfectly positioned near the unspoilt North Norfolk coast. At its heart stands St Martin's Parish Church, a striking 14th-century building set behind a picturesque row of flint cottages. The village also has a welcoming community, with a village hall and a well-regarded primary school. One of Hindringham's most treasured landmarks is Hindringham Hall, a stunning Tudor moated manor with a

distinctive brick and flint exterior. Over the past 30 years, the owners have cultivated its beautiful gardens, which open to the public from April to October. Visitors can explore the tranquil grounds, enjoy the café, and soak in the peaceful surroundings.

Nearby, the famous Thursford Collection showcases steam engines and fairground rides, best known for hosting the UK's largest Christmas Show. The breathtaking North Norfolk coast, with its vast beaches and salt marshes, is also within easy reach.

Hindringham sits between two vibrant market towns: Fakenham, known for its National Hunt Racecourse and excellent amenities, and the elegant Georgian town of Holt. Holt is a thriving hub of independent shops, cafés, and traditional traders, including a butcher, fishmonger, and greengrocer. A local landmark, Bakers and Larners department store has been family-run since 1770, offering everything from fine foods to homewares.

With its peaceful rural charm, rich history, and easy access to both countryside and coast, Hindringham is a truly special place to call home.

COUNCIL TAX

Band B.

LOCATION

What3words - ///perfumes.tolls.leader

AGENT'S NOTES

No Smoking

No Pets

Part Furnished Property

Available Now

12 Month Initial Tenancy

Electric Heating

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

